

Our Case Number: 24-07074-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 27, 2022, CYNTHIA VAZQUEZ AND NICOLAS VAZQUEZ, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD., A LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 192487 in the DEED OF TRUST OR REAL PROPERTY RECORDS of LAMPASAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 in **LAMPASAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT SIXTEEN (16), BLOCK ONE (1), FINAL PLAT LIVE OAK ESTATES PHASE ONE, A PUBLIC SUBDIVISION, LAMPASAS COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET 2, SLIDE 9-10, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

Property Address: 582 COUNTY ROAD 4711, KEMPNER, TX 76539
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 25th day of April, 2025

Angela Zavala

Michelle Jones, Angela Zavala, Richard Zavala
JR, Sharlet Watts, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED

9:00 a.m. _____ p.m. o'clock

APR 25 2025

Diane Padman Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller